



Staff Report – CP-1A-18

Comprehensive Plan Amendment

Area Plan 8: Falls North

This is a city-initiated amendment to the 2030 Comprehensive Plan to incorporate new area plan policies and actions. The proposed amendment would replace the existing area plan 8. Falls of Neuse Corridor with a new Falls North area plan. Existing policies that are still relevant are incorporated into the new plan.

Key Policies that serve as guidance for rezoning are noted by an orange dot.

The revised area plan section would read as follows:

8. Falls North

This area plan addresses the area shown in Map AP-FN-1. The plan study area extends along the Falls of Neuse Road corridor north from Durant Road to the Neuse River. The bounds of the study area were drawn to include civic and institutional uses, undeveloped lots that have frontage on major streets with the potential to be developed, and natural areas along the Neuse River. Along the corridor, extensive vegetation and natural amenities give the area a distinctive sense of place.

The policies presented in this section are intended to implement the recommendations of the Falls North Area Plan. The complete Area Plan document can be found on the City's website. The plan's recommendations are divided into three primary categories: Park-like Character, Active Living, and Recreation Hub. Each contains a set of policies and/or actions, described below.

Park-like Character

The Falls North area is defined by extensive roadside vegetation along primary corridors, natural features such as the Neuse River and Falls Lake, and significant amounts of park land. One of the primary goals of the plan is to maintain and enhance the park-like feel of the area. This goal is accomplished through a series of policies that relate to tree preservation, particularly along the edges of main corridors such as Falls of Neuse Road; lighting; signage; drive-through facilities; and the historic Falls Community.

Policy FN 1: Falls North Character

Protect the character of the corridor. Maintain the sense of place created by the extensive roadside vegetation, the Falls Lake Dam, and Falls Community.

Policy FN 2: Falls North Frontage

A Parkway frontage, which requires a 50' landscaped yard alongside the street, should be applied to properties being developed or redeveloped along Falls of Neuse Road and to properties being developed or redeveloped along Raven Ridge Road between Falls of Neuse Road and Moosecreek Drive. ●

Policy FN 3: Falls North Forestation and Tree Conservation

Clear cutting of sites is not consistent with the existing character of the area or the values expressed by residents. Wooded sites within the plan area should maintain a 40 percent tree conservation area, meaning existing trees must be preserved on at least 40 percent of the area. Where existing trees do not equal 40 percent of the site within the plan area, forestation should supplement the existing tree conservation area, for a total of 40 percent. ●

Policy FN 4: Falls North Corridor Lighting

Light fixtures within the plan area should be limited to 15 feet in height and should be full cutoff. ●

Policy FN 5: Falls North Area Conservation

Protect environmentally significant features within the plan area, including the Falls Lake watershed, the Neuse River, slopes greater than 15 percent and the 100-year floodplain along the Neuse River. Environmentally significant areas in close proximity of the Neuse River should be protected and incorporated as an amenity with development plans. ●

Policy FN 6: Falls North Parking and Drive-Through Facilities

Parking lots within the plan area should be located behind or beside buildings. Drive-through facilities should not be permitted. ●

Policy FN 7: Falls North Corridor Signage

Commercial signage within the plan area should consist of low-profile ground signs. Signage should not be internally-illuminated or digital. ●

Policy FN 8: Falls Community

The character and the design of new development or redevelopment in the historically-significant Falls Community should reflect in material, form, and character the unique character of existing homes in the neighborhood. ●

Recreation Hub

This is a collection of policies designed to add to the area's already extensive collection of public park facilities and to build on its identity as a hub of natural spaces.

Policy FN 9: Falls Community Retail Uses

Uses should be limited to retail and eating establishments. Existing buildings should be preserved, and any new buildings should be no taller than two stories and 35 feet. Any new building or buildings should total no more than 4,000 square feet, with new impervious surfaces minimized. Hours of operation should generally follow those of the nearby recreational facilities. ●

Policy FN 10: Falls Community Retail Design

Any future restaurant or retail uses in the Falls community should be on a smaller scale appropriate to the neighborhood and users of nearby recreational amenities. Buildings should be in the style and character of the existing homes in the area and maintain the sense of place created from the old mill town and current and future outdoor recreation facilities. ●

Site-Specific Recommendations**Policy FN 11: Falls of Neuse/Raven Ridge Area**

Uses within this area, shown as Office and Residential Mixed Use on the Future Land Use Map, should be limited to only office (including medical office) and/or residential and should exclude ancillary retail. The Apartment and Mixed Use building types should not be permitted. Height should be limited to two stories and 35'. Office uses should be limited to the area within 150' of Falls of Neuse Road or Raven Ridge Road. ●

Policy FN 12: Dunn Road Area

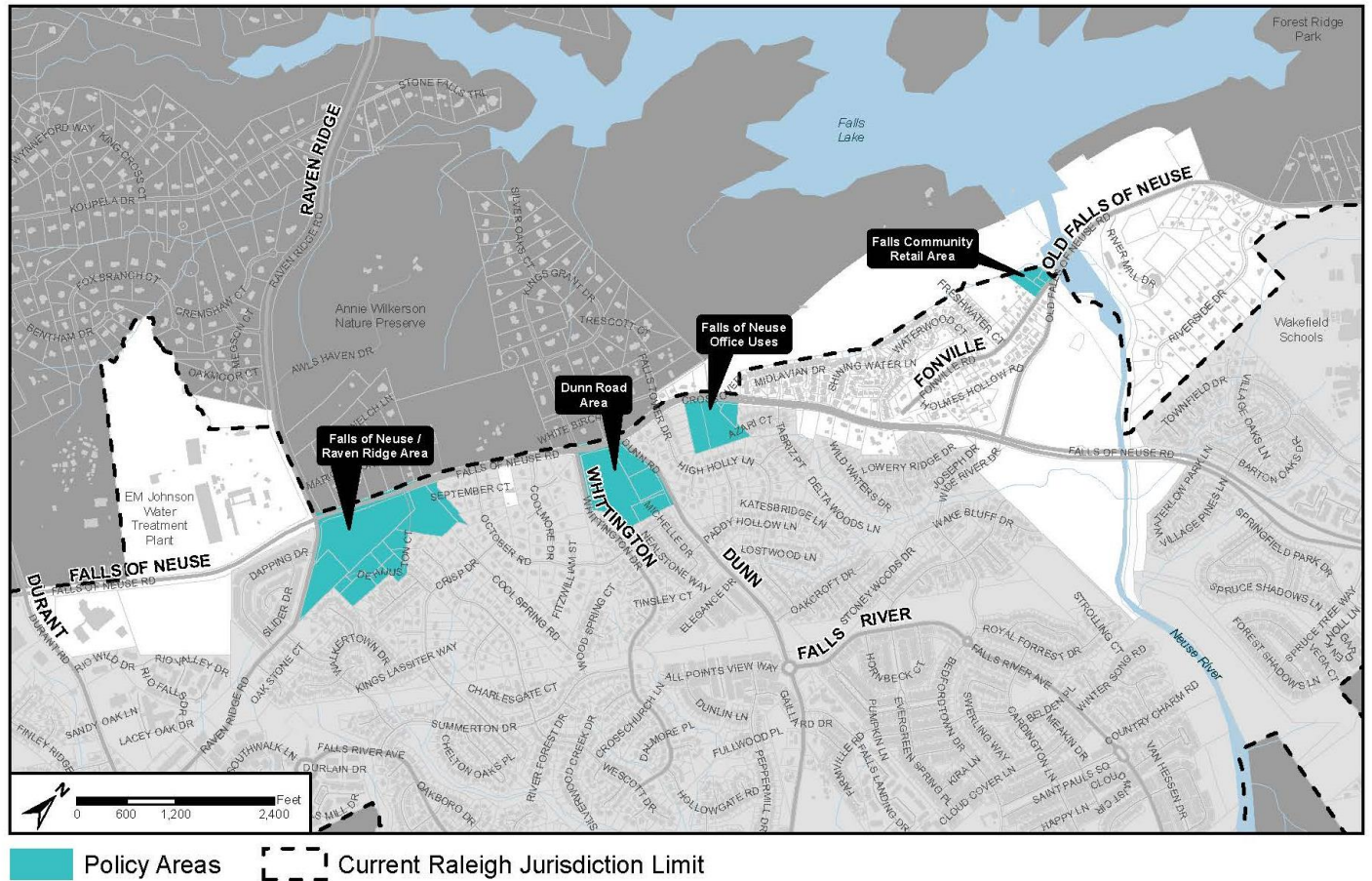
In the event of a future rezoning, the Dunn Road/Falls of Neuse Neighborhood Mixed Use Area should be developed in context with the surrounding neighborhood and with a walkable development pattern. The scale and design of buildings should reflect their surroundings. Any commercial development should include a mix of office and retail uses. ●

Policy FN 13: Falls of Neuse Office Uses The area along the east side of Falls of Neuse road between High Holly Lane and Tabriz Court should maintain its current designation as Office and Residential Mixed Use. Office buildings should be no more than two stories tall and should include architectural features, such as a gable roof, that blend with nearby residential structures. Facades should include materials such as wood, stone, brick, and similar. ●

Other Recommendations

Policy FN 14: Falls North Frontage Lots Small frontage lots on Falls of Neuse Road should be recombined for development where possible rather than redeveloped individually. ●

AP-FN1: Falls North



CONSIDERATIONS FOR THE PLANNING AND DEVELOPMENT OFFICER'S REVIEW AND RECOMMENDATION:

The following list of considerations for the Planning and Development Officer's review and recommendations regarding a proposed Comprehensive Plan amendment are not all-inclusive. Review and recommendations of proposed Comprehensive Plan amendments may consider whether:

1. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;

The proposed amendment reflects new planning performed for the Falls North area, reflecting changes that have occurred since the original Falls of Neuse Corridor area plan was adopted in 2006.

2. The proposed amendment is in response to changes in state law;
n/a

3. The proposed amendment constitutes a substantial benefit to the City as a whole and is not solely for the good or benefit of a particular landowner or owners at a particular point in time;

The amendment helps further the overall objectives of the Comprehensive Plan, including the theme of Managing Our Growth, as well as specific policies that relate to open space preservation, safety for people walking and biking, and the scale of commercial uses.

4. The proposed amendment is consistent with other identified Plan policies and adopted area plans;

The proposed amendment is consistent with the following relevant Comprehensive Plan and area plan policies:

Policy IM 4.1 Area Planning Studies

Prepare area-specific planning studies for parts of the City where detailed direction or standards are needed to guide land use, economic development, transportation, urban design, and other future physical planning and public investment decisions. The focus should be on areas or corridors that offer opportunities for revitalization or new residential, commercial, and mixed-use development and redevelopment, areas with challenges or characteristics requiring place-specific planning actions and public interventions, and areas designated “special study area” on the Future Land Use Map.

Policy IM 4.2 Area Study Content and Intent

Ensure that area-specific planning studies take a form appropriate to the needs of the community and reflect citywide needs, as well as economic development policies and priorities, market conditions, implementation requirements, available staffing resources and time, and available funding. Such studies should address such topics as an existing conditions inventory, future land use recommendations, aesthetic and public space improvements, circulation improvements and transportation management, capital improvement requirements and financing strategies, the need for zoning changes or special zoning requirements, and other implementation techniques. If necessary, as a result of the findings of the area-specific plans, Comprehensive Plan amendments to the plan’s text or maps should be introduced to ensure internal consistency for the areas involved.

Policy IM 4.3 Existing Area Plans

As part of the update and re-examination process, remove existing, adopted Area Plans from the Comprehensive Plan as they become fully implemented, or if they are superseded by future area planning studies.

Policy LU 2.1 - Placemaking

Development within Raleigh’s jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and maintain or improve local character.

Policy LU 2.5 Healthy Communities

New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.

Policy LU 7.1 Encouraging Nodal Development

Discourage auto-oriented commercial “strip” development and instead encourage pedestrian-oriented “nodes” of commercial development at key locations along major corridors. Zoning and design standards should ensure that the height, mass, and scale of development within nodes respects the integrity and character of surrounding residential areas and does not unreasonably impact them.

Policy LU 7.4 Scale and Design of New Commercial Uses

New uses within commercial districts should be developed at a height, mass, scale, and design that is appropriate and compatible with surrounding areas.

Policy LU 8.12 Infill Compatibility

Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.

Policy T 5.1 Enhancing Bike/Pedestrian Circulation

Enhance pedestrian and bicycle circulation, access, and safety along corridors, downtown, in activity and employment centers, at densely developed areas and transit stations, and near schools, libraries, and parks.

Policy T 5.3 Bicycle and Pedestrian Mobility

Maintain and construct safe and convenient pedestrian and bicycle facilities that are universally accessible, adequately illuminated, and properly designed to reduce conflicts among motor vehicles, bicycles, and pedestrians.

Policy EP 2.2 Environmentally Sensitive Development

Ensure Raleigh’s growth and land development practices are compatible with the City’s natural form, vegetation, topography, and water bodies and streams. This will decrease erosion, reduce stormwater run-off and flooding, improve water quality, protect wildlife habitat, and provide buffers and transitions between land uses.

Policy EP 8.4 Noise and Light Impacts

Mitigate potential noise and light pollution impacts from new development on adjoining residential properties.

Policy PR 1.2 Plan Currency

Keep the Raleigh Parks Plan and other special purpose park plans current through a regular schedule of updates and re-examinations, including five-year updates to the Park Plan.

Policy PR 3.8 Pedestrian Links to Greenways

Improve pedestrian linkages to existing and proposed greenway corridors. Development adjacent to a greenway trail should link their internal pedestrian network to the greenway trail where appropriate.

Policy UD 1.8 Tree Planting and Preservation

Enhance Raleigh's image as a city of trees with a comprehensive tree planting program for every major roadway, and by protecting and preserving significant stands of existing trees along or adjacent to major roadways.

Policy UD 3.5 Visually Cohesive Streetscapes

Create visually cohesive streetscapes using a variety of techniques including landscaping, undergrounding of utilities, and other streetscape improvements along street frontages that reflect adjacent land uses.

Policy HP 1.2 Cultural and Historic Resource Preservation

Identify, preserve, and protect cultural and historic resources including buildings, neighborhoods, designed and natural landscapes, cemeteries, streetscapes, view corridors, and archaeological resources.

Policy HP 2.5 Conserving Older Neighborhoods

Develop plans and programs to conserve older neighborhoods that have a unique scale and identity, but are not yet protected by an overlay district.

5. The impact the proposed amendment has with regard to:**A. Established property or proposed development in the vicinity of the proposed amendment;**

The amendment largely would not affect established developments in the area. It would have the potential to shape future development, including pending rezonings, as it occurs.

B. Existing or future land use patterns;

The amendment would tend to support and continue existing land use patterns in the area.

C. Existing or planned public services and facilities;

The amendment supports many of the goals of the 2016 BikeRaleigh plan.

D. Existing or planned roadways;

The amendment would improve several existing roadways by adding or improving pedestrian facilities.

E. The natural environment, including air, water, noise, stormwater management, wildlife and vegetation;

The amendment supports the provision of increased vegetation along major corridors, including Falls of Neuse Road and Raven Ridge Road. It also seeks to provide for an alternative to vehicle trips by improving the sidewalk network. Whether

the amendment would reduce vehicle trips overall, which are a major contributor to air pollution, is not clear. While it does not expand and in fact likely slightly reduces development potential within the area, that means additional development will occur elsewhere, potentially in places where longer vehicle trips are necessary.

F. Other policies of the Comprehensive Plan.

Policy H 1.8 Zoning for Housing

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing.

The amendment is inconsistent with this policy in that it would encourage a reduction in the amount and variety of housing that can be built in the area.

STAFF RECOMMENDATION:

Approval based on the above list of considerations for the Planning and Development Officer's review.

STAFF COORDINATOR:

Jason Hardin, jason.hardin@raleighnc.gov, 919-996-2657

Staff Report – CP-1B-18

Comprehensive Plan Amendment

Map LU-3 Future Land Use Amendment

This is a City-initiated amendment for 17 parcels to change designations on Map LU-3 Future Land Use to reflect recommendations of the Falls North area plan. The subject properties are located along either Falls of Neuse Road or Old Falls of Neuse Road in the area between Durant Road and the Neuse River. The following changes to MAP LU-3 Future Land Use are proposed:

1. On both sides of Falls of Neuse Road between Tabriz Point and Lowery Farm Lane, 14 parcels are proposed to be changed from Office and Residential Mixed Use to Low Density Residential.

The 2030 Comprehensive Plan describes the parcels' existing Future Land Use category of **Office and Residential Mixed Use**:

This category is applied primarily to frontage lots along major streets where low density residential uses are no longer appropriate, as well as office parks and developments suitable for a more mixed-use development pattern. This category encourages a mix of residential and office use. Retail not ancillary to employment and/or residential uses is discouraged so that retail can be more appropriately clustered and concentrated in retail and mixed-use centers at major intersections and planned transit stations. OX is the closest corresponding zoning district. Higher-impact uses such as hotels and hospitals are not contemplated or recommended in this land use category except as limited uses in appropriate locations. Heights would generally be limited to four stories when near neighborhoods, with additional height allowed for larger sites and locations along major corridors where adjacent uses would not be adversely impacted.

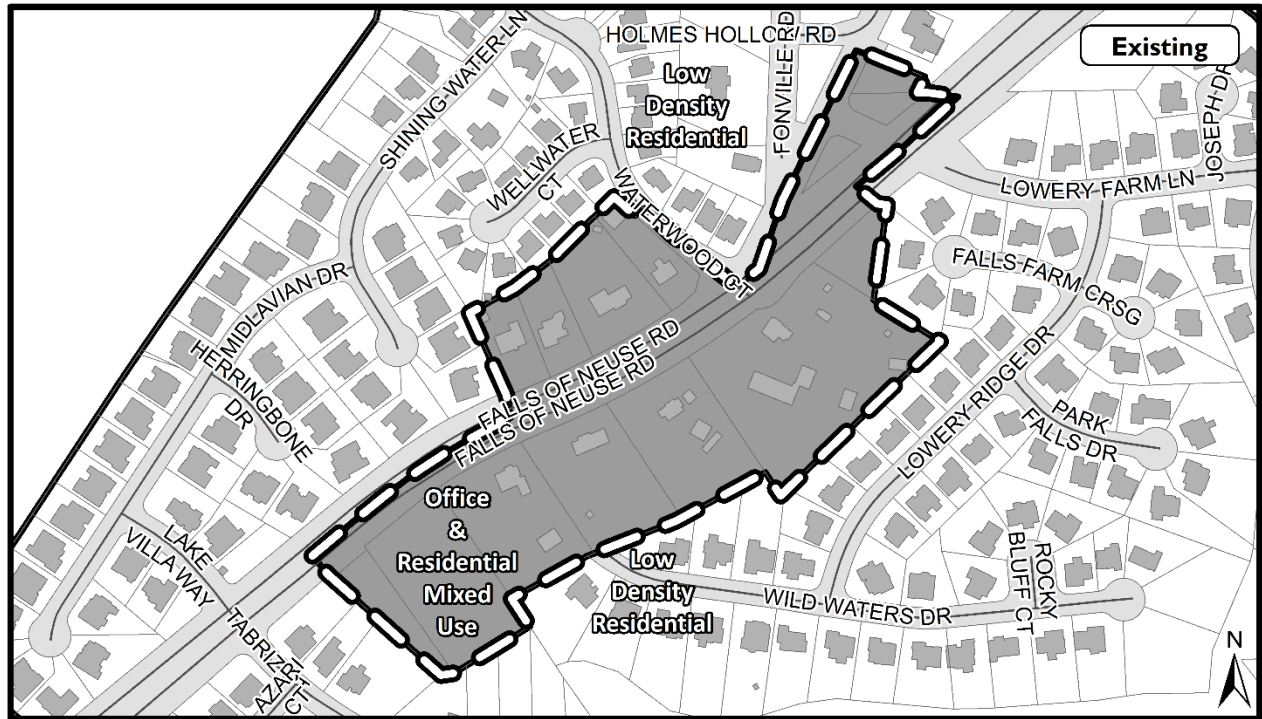
The 2030 Comprehensive Plan describes the parcels' proposed Future Land Use category of **Low Density Residential**:

This category encompasses most of Raleigh's single family detached residential neighborhoods, corresponding roughly to the R-2, R-4, and R-6 zoning districts (but excluding parks within these districts). It also identifies vacant or agricultural lands—in the city and in the county—where single family residential use is planned over the next 20 years. Smaller lots, townhouses and multifamily dwellings would only be appropriate as part of a conservation subdivision resulting in a significant open space set-aside. As defined in the zoning regulations, manufactured home parks could also be appropriate in this land use category.

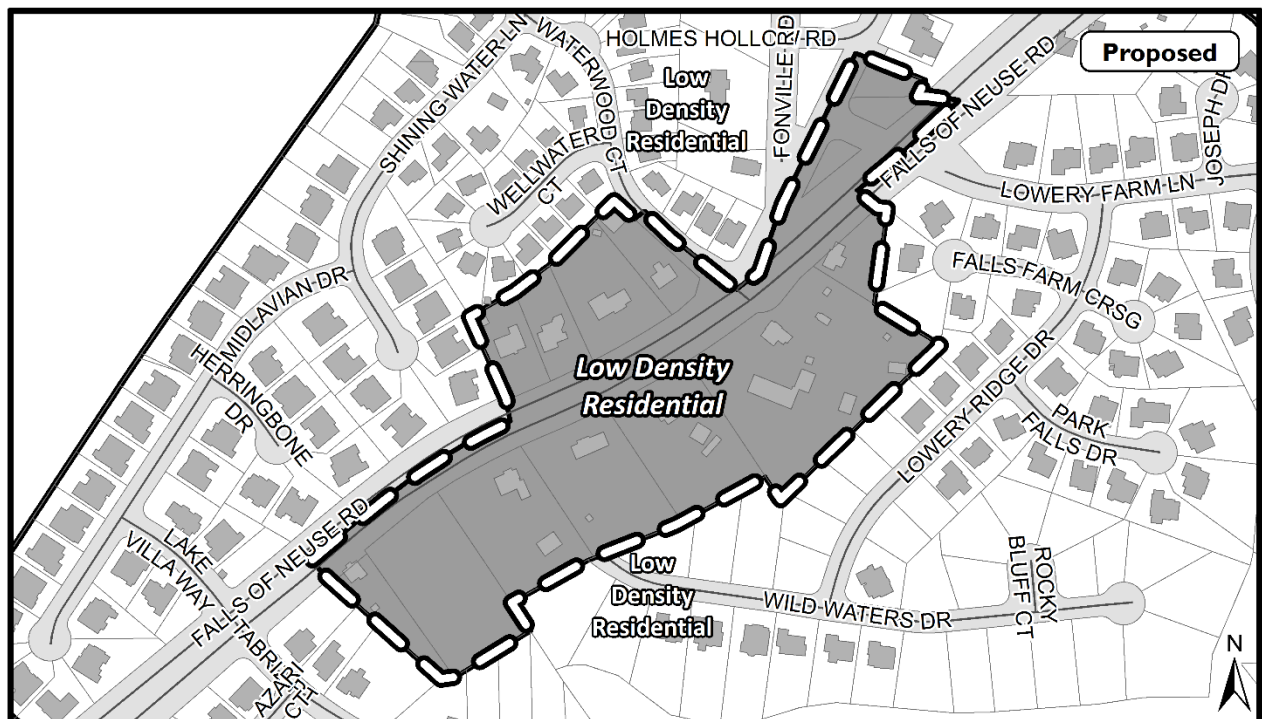
Map follows on next page.

Proposal to Amend the Future Land Use Map

Existing Designation: Office & Residential Mixed Use



Proposed Designation: Low Density Residential



2. Near the southwest corner of Falls of Neuse Road and Wide River Drive, two parcels of city-owned property are proposed to be changed from Low Density Residential to Public Parks and Open Space.

The 2030 Comprehensive Plan describes these two parcels' existing Future Land Use category of **Low Density Residential**:

This category encompasses most of Raleigh's single family detached residential neighborhoods, corresponding roughly to the R-2, R-4, and R-6 zoning districts (but excluding parks within these districts). It also identifies vacant or agricultural lands—in the city and in the county—where single family residential use is planned over the next 20 years. Smaller lots, townhouses and multifamily dwellings would only be appropriate as part of a conservation subdivision resulting in a significant open space set-aside. As defined in the zoning regulations, manufactured home parks could also be appropriate in this land use category.

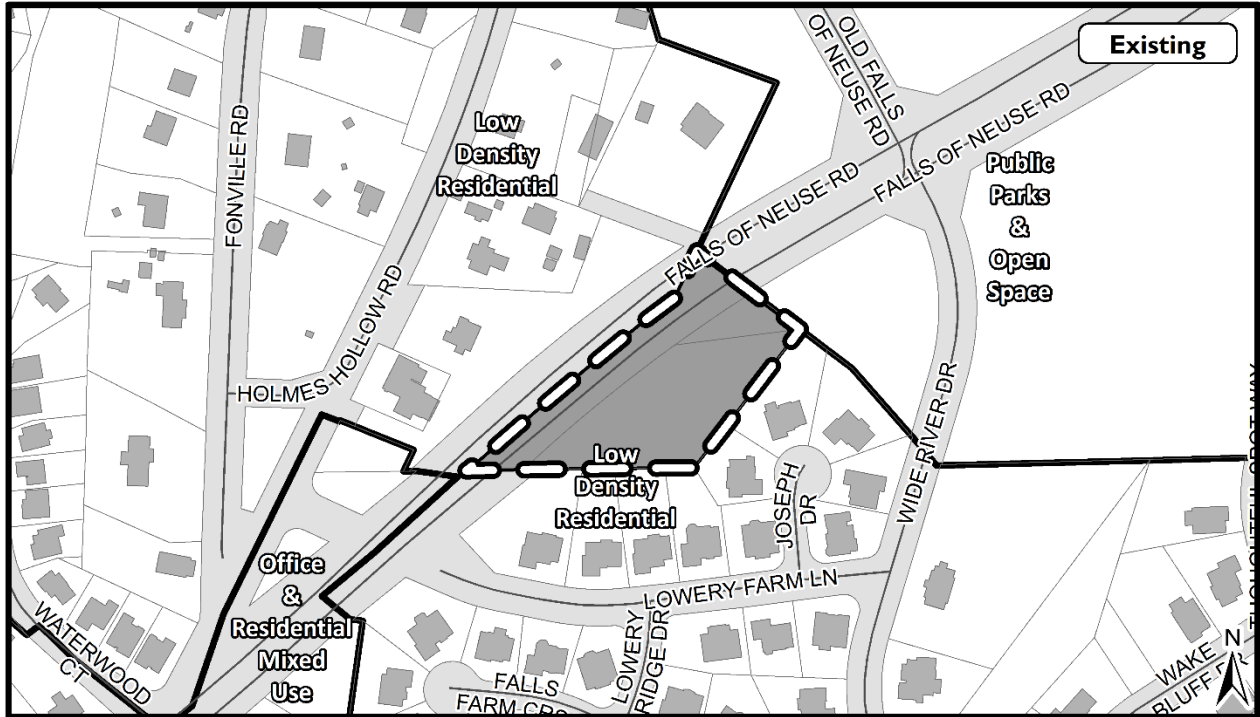
The 2030 Comprehensive Plan describes the parcel's proposed Future Land Use category of **Public Parks and Open Space**:

This category applies to permanent open space intended for recreational or resource conservation uses. Included are neighborhood, community, and regional parks and greenways. Greenways include both existing greenway property as well as potential greenway corridors designated in the Comprehensive Plan and subject to regulation under the City code. Also included are publicly owned lands that are managed for watershed protection, resource conservation, hazard prevention, and the protection of important visual resources. Land with this designation is intended to remain in open space in perpetuity. Where potential greenway corridors are mapped (typically as buffers to streams identified in the City's Greenway Master Plan), greenway dedication will be subject to the City's code requirements during the subdivision and site planning process, but shall not be a part of the rezoning process unless voluntarily offered.

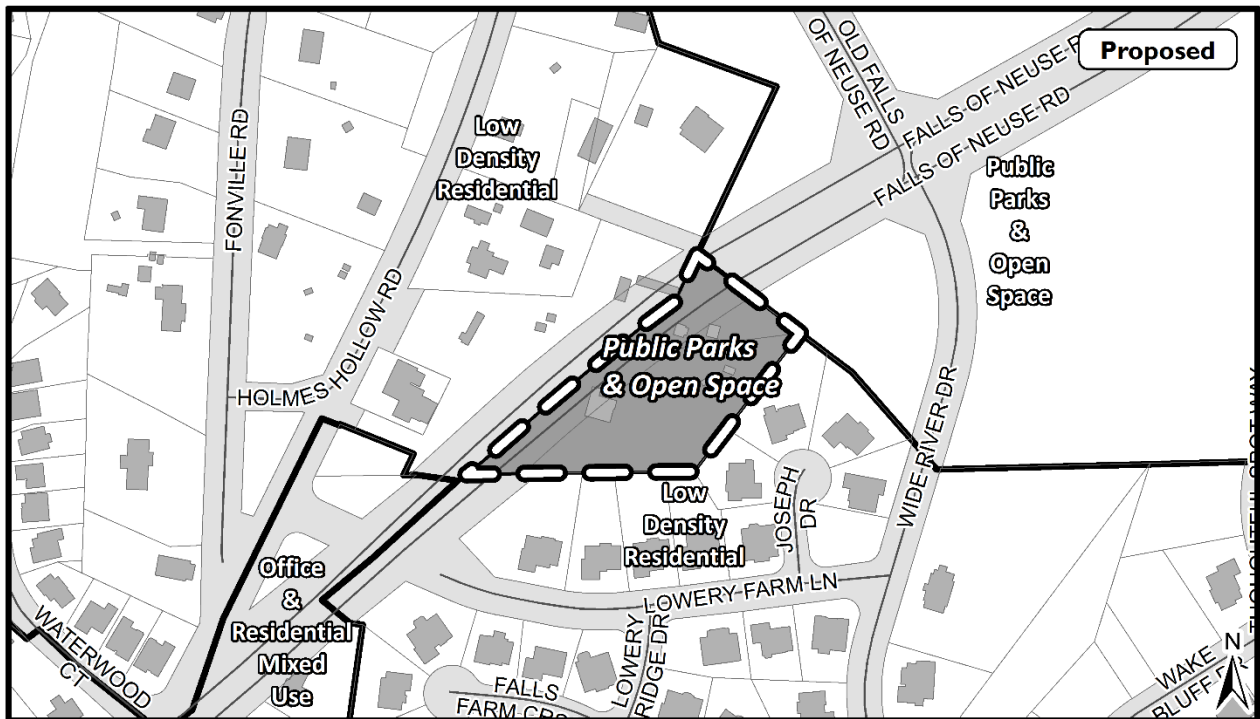
Map follows on the next page.

Proposal to Amend the Future Land Use Map

Existing Designation: Low Density Residential



Proposed Designation: Public Parks & Open Space



3. On Fonville Road, just south of its intersection with Old Falls of Neuse Road, a portion of one parcel is proposed to be changed from Low Density Residential to Neighborhood Mixed Use.

The 2030 Comprehensive Plan describes the parcel's existing Future Land Use category of **Low Density Residential**:

This category encompasses most of Raleigh's single family detached residential neighborhoods, corresponding roughly to the R-2, R-4, and R-6 zoning districts (but excluding parks within these districts). It also identifies vacant or agricultural lands—in the city and in the county—where single family residential use is planned over the next 20 years. Smaller lots, townhouses and multifamily dwellings would only be appropriate as part of a conservation subdivision resulting in a significant open space set-aside. As defined in the zoning regulations, manufactured home parks could also be appropriate in this land use category.

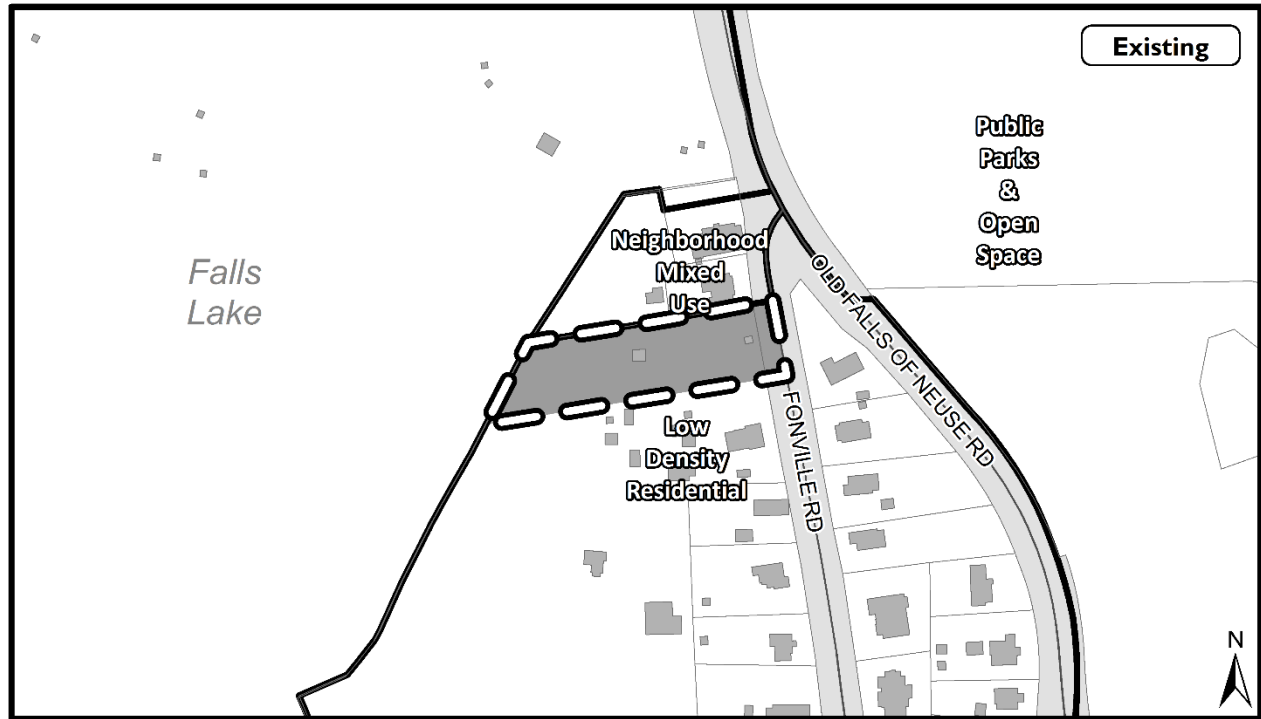
The 2030 Comprehensive Plan describes the parcel's proposed Future Land Use category of **Neighborhood Mixed Use**:

This category applies to neighborhood shopping centers and pedestrian-oriented retail districts. The service area of these districts is generally about a one mile radius or less. Typical uses would include corner stores or convenience stores, restaurants, bakeries, supermarkets (other than super-stores/centers), drug stores, dry cleaners, video stores, small professional offices, retail banking, and similar uses that serve the immediately surrounding neighborhood. Residential and mixed-use projects with upper story housing are also supported by this designation. Where residential development complements commercial uses, it would generally be in the Medium density range. NX is the most appropriate zoning district for these areas. Heights would generally be limited to three stories, but four or five stories could be appropriate in walkable areas with pedestrian-oriented businesses.

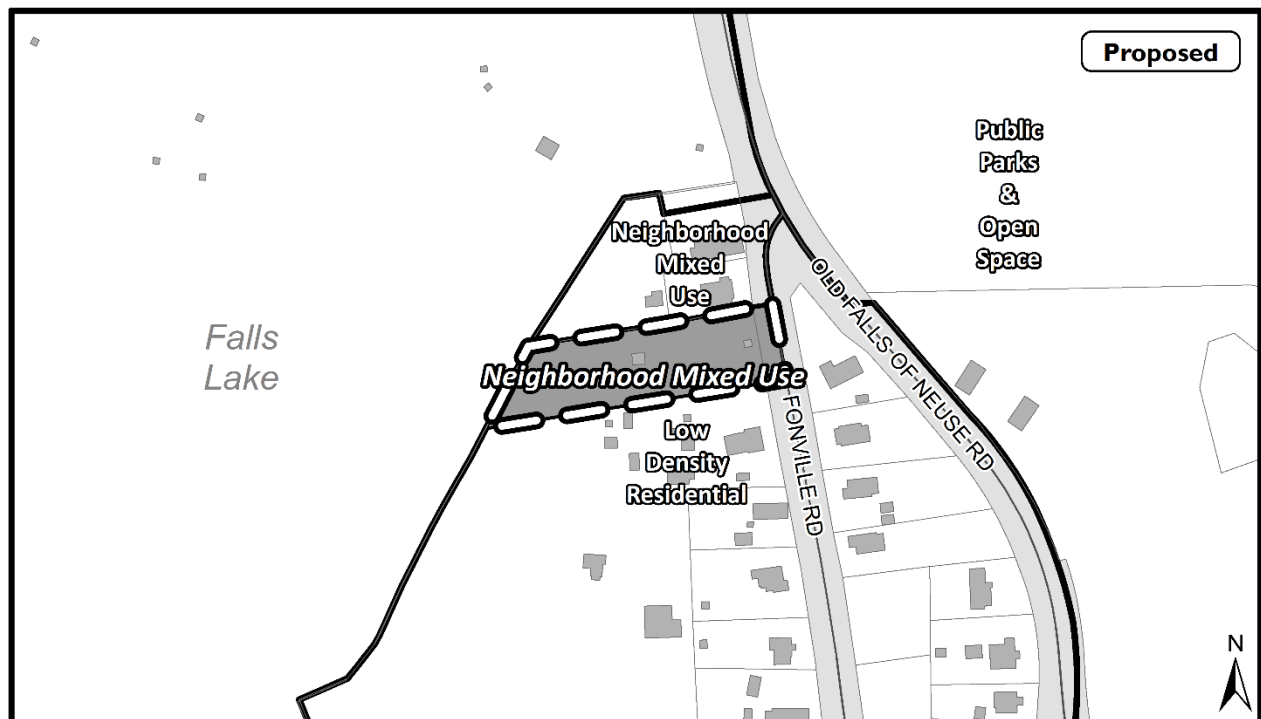
Map follows on next page.

Proposal to Amend the Future Land Use Map

Existing Designation: Low Density Residential



Proposed Designation: Neighborhood Mixed Use



CONSIDERATIONS FOR THE PLANNING AND DEVELOPMENT OFFICER'S REVIEW AND RECOMMENDATION:

The following list of considerations for the Planning and Development Officer's review and recommendations regarding a proposed Comprehensive Plan amendment are not all-inclusive. Review and recommendations of proposed Comprehensive Plan amendments may consider whether:

1. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;

The proposed amendment incorporates the recommendations of the Falls North Area Plan into the 2030 Comprehensive Plan.

2. The proposed amendment is in response to changes in state law;

n/a

3. The proposed amendment constitutes a substantial benefit to the City as a whole and is not solely for the good or benefit of a particular landowner or owners at a particular point in time;

The proposed amendment better reflects the expectations of the community and provides greater clarity and certainty about the future use of these properties.

4. The proposed amendment is consistent with other identified Plan policies and adopted area plans;

The proposed amendment is consistent with the following relevant Comprehensive Plan and area plan policies:

Policy LU 1.1 – Future Land Use Map Purpose

The Future Land Use Map and associated Comprehensive Plan policies shall be used to guide zoning, ensure the efficient and predictable use of land capacity, guide growth and development, protect public and private property investments from incompatible land uses, and efficiently coordinate land use and infrastructure needs.

Policy LU 7.1 Encouraging Nodal Development

Discourage auto-oriented commercial “strip” development and instead encourage pedestrian-oriented “nodes” of commercial development at key locations along major corridors. Zoning and design standards should ensure that the height, mass, and scale of development within nodes respects the integrity and character of surrounding residential areas and does not unreasonably impact them.

Policy LU 8.12 Infill Compatibility

Vacant lots and infill sites within existing neighborhoods should be developed consistently with the design elements of adjacent structures, including height, setbacks, and massing through the use of zoning tools including Neighborhood Conservation Overlay Districts.

Policy EP 2.3 Open Space Preservation

Seek to identify all opportunities to conserve open space networks, mature existing tree stands, steep slopes, floodplains, priority wildlife habitats, and significant natural features as part of public and private development plans and targeted acquisition.

Policy EP 2.4 Scenic Vistas and Views

Explore options for protecting and creating scenic vistas and views of natural landscapes and features that are important in establishing, enhancing, and protecting the visual character of the City, mindful of other goals such as preserving and enhancing the City's tree canopy.

Policy IM 4.2 Area Study Content and Intent

Ensure that area-specific planning studies take a form appropriate to the needs of the community and reflect citywide needs, as well as economic development policies and priorities, market conditions, implementation requirements, available staffing resources and time, and available funding. Such studies should address such topics as an existing conditions inventory, future land use recommendations, aesthetic and public space improvements, circulation improvements and transportation management, capital improvement requirements and financing strategies, the need for zoning changes or special zoning requirements, and other implementation techniques. If necessary, as a result of the findings of the area-specific plans, Comprehensive Plan amendments to the plan's text or maps should be introduced to ensure internal consistency for the areas involved.

Policy AP-FON 1 Falls of Neuse Corridor Character

Protect the character of the corridor. Maintain the sense of place created by the extensive roadside vegetation, the Falls Lake dam, and Falls Community.

5. The impact the proposed amendment has with regard to:**A. Established property or proposed development in the vicinity of the proposed amendment;**

While changing a property's designation on the Future Land Use Map does not change existing entitlements, it does establish new policy guidance in the event of redevelopment or rezoning.

B. Existing or future land use patterns;

The intent is to alter existing and future land use patterns in the event of redevelopment or rezoning, as described in the amendment.

C. Existing or planned public services and facilities;

The proposed changes to the Future Land Use Map take into consideration planned public services and facilities.

D. Existing or planned roadways;

The proposed changes to the Future Land Use Map take into consideration existing and planned roadways.

E. The natural environment, including air, water, noise, stormwater management, wildlife and vegetation;

This area of Raleigh is already developed extensively; changes proposed here are not likely to alter the existing and forecasted impacts.

F. Other policies of the Comprehensive Plan.

Policy H 1.8 Zoning for Housing

Ensure that zoning policy continues to provide ample opportunity for developers to build a variety of housing types, ranging from single-family to dense multi-family. Keeping the market well supplied with housing will moderate the costs of owning and renting, lessening affordability problems, and lowering the level of subsidy necessary to produce affordable housing.

The amendment is inconsistent with this policy in that it would encourage a reduction in the amount and variety of housing that can be built in the area.

STAFF RECOMMENDATION:

Approval based on the above list of considerations for the Planning and Development Officer's review.

STAFF COORDINATOR:

Jason Hardin, jason.hardin@raleighnc.gov



Staff Report – CP-1C-18

Comprehensive Plan Amendment

Map UD-1 Urban Form Map Amendment

This is a City-initiated amendment to change designations on Map Urban Design-1 to reflect recommendations of the Falls North area plan. The proposed change would affect portions of Falls of Neuse Road and Raven Ridge Road. The following changes to Map UD-1 are proposed:

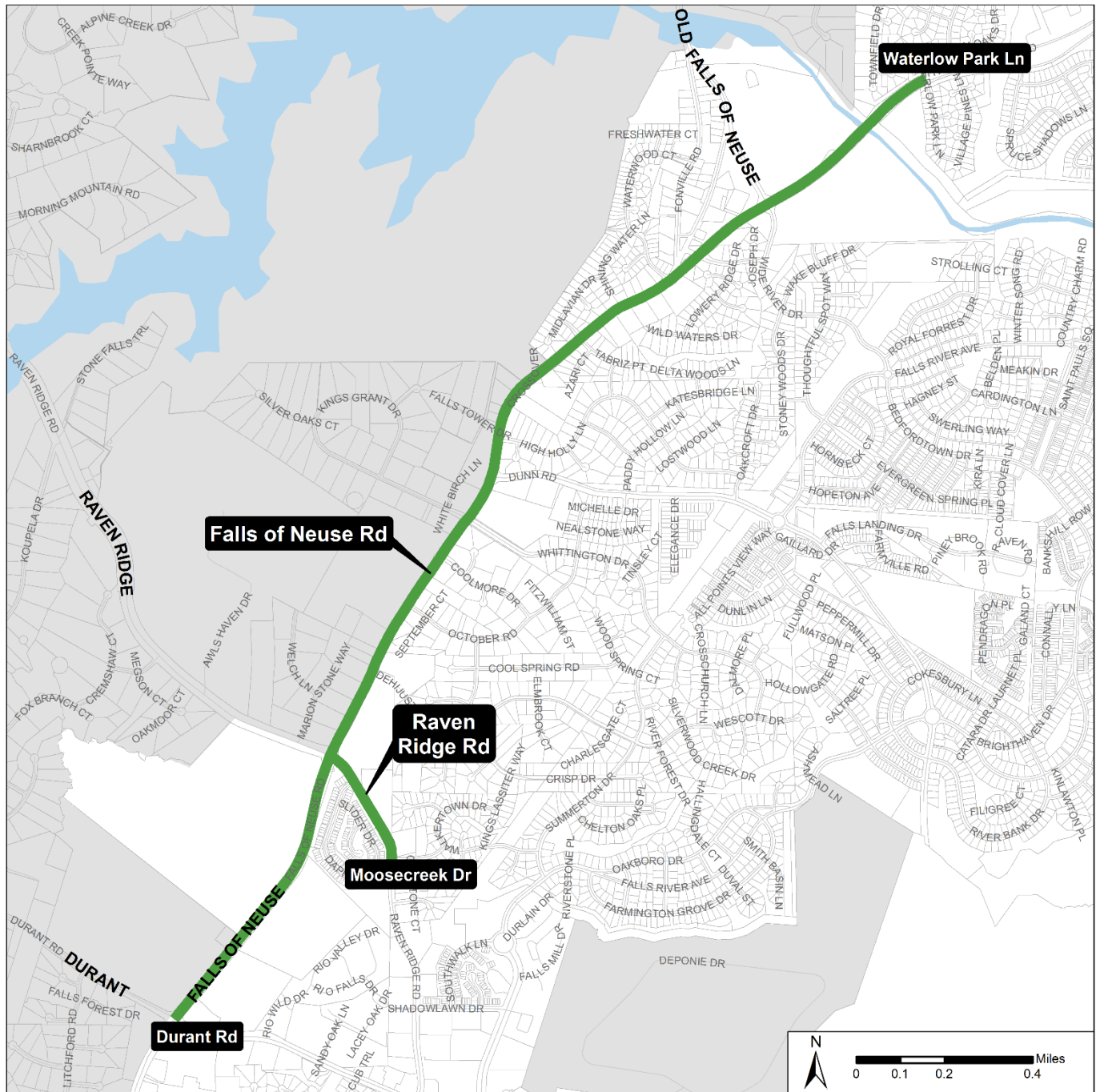
1. Falls of Neuse Road between Durant Road and Waterlow Park Lane and Raven Ridge Road between Falls of Neuse Road and Moosecreek Drive should be identified as Parkway Corridors. Neither corridor currently has a designation on the Urban Form Map.

The 2030 Comprehensive Plan describes Parkway Corridors as follows:

Parkway Corridors: These are corridors where multi-modal access is not emphasized, and a heavily landscaped approach to street frontage is either called for in adopted plans, or represents the prevailing character of the area. A suburban approach to frontage is recommended.

Map follows on next page.

Amendment to UD-1: Urban Form



— Add Parkway Corridor

CONSIDERATIONS FOR THE PLANNING AND DEVELOPMENT OFFICER'S REVIEW AND RECOMMENDATION:

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1. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;

The proposed amendment incorporates the recommendations of the Falls North Area Plan into the 2030 Comprehensive Plan.

2. The proposed amendment is in response to changes in state law;

n/a

3. The proposed amendment constitutes a substantial benefit to the City as a whole and is not solely for the good or benefit of a particular landowner or owners at a particular point in time;

The proposed amendment better reflects the expectations of the community and provides greater clarity and certainty about the future use of these properties.

4. The proposed amendment is consistent with other identified Plan policies and adopted area plans;

The proposed amendment is consistent with the following relevant Comprehensive Plan and area plan policies:

Policy EP 2.4 Scenic Vistas and Views

Explore options for protecting and creating scenic vistas and views of natural landscapes and features that are important in establishing, enhancing, and protecting the visual character of the City, mindful of other goals such as preserving and enhancing the City's tree canopy.

Policy UD 1.6 City Gateways

Create more distinctive and memorable gateways at points of entry to the City, and points of entry to individual neighborhoods and neighborhood centers. Gateways should provide a sense of transition and arrival, and should be designed to make a strong and positive visual impact.

Policy UD 1.7 Scenic Corridors

Retain and enhance our visual and natural assets including vistas, boulevard medians, tree-lined streets, forested hillsides, wetlands, and creeks along scenic corridors into and through Raleigh, including designated Parkway Corridors on the Urban Form Map.

Policy UD 1.8 Tree Planting and Preservation

Enhance Raleigh's image as a city of trees with a comprehensive tree planting program for every major roadway, and by protecting and preserving significant stands of existing trees along or adjacent to major roadways.

Policy UD 1.10 Frontage

Coordinate frontage across multiple sites to create cohesive places. Encourage consistency with the designations on the Urban Form Map. Development in centers and along corridors targeted for public investment in transit and walkability should use a compatible urban form.

Policy IM 4.2 Area Study Content and Intent

Ensure that area-specific planning studies take a form appropriate to the needs of the community and reflect citywide needs, as well as economic development policies and priorities, market conditions, implementation requirements, available staffing resources and time, and available funding. Such studies should address such topics as an existing conditions inventory, future land use recommendations, aesthetic and public space improvements, circulation improvements and transportation management, capital improvement requirements and financing strategies, the need for zoning changes or special zoning requirements, and other implementation techniques. If necessary, as a result of the findings of the area-specific plans, Comprehensive Plan amendments to the plan's text or maps should be introduced to ensure internal consistency for the areas involved.

Policy AP-FON 1 Falls of Neuse Corridor Character

Protect the character of the corridor. Maintain the sense of place created by the extensive roadside vegetation, the Falls Lake dam, and Falls Community.

5. The impact the proposed amendment has with regard to:**A. Established property or proposed development in the vicinity of the proposed amendment;**

While changing a property's designation on the Future Land Use Map does not change existing entitlements, it does establish new policy guidance in the event of redevelopment or rezoning.

B. Existing or future land use patterns;

The intent is to alter existing and future land use patterns in the event of redevelopment or rezoning, as described in the amendment.

C. Existing or planned public services and facilities;

The proposed changes to the Urban Form Map take into consideration planned public services and facilities.

D. Existing or planned roadways;

The proposed changes to the Urban Form Map take into consideration existing and planned roadways.

E. The natural environment, including air, water, noise, stormwater management, wildlife and vegetation;

This area of Raleigh is already developed; changes proposed here are not likely to alter the existing and forecasted impacts.

F. Other policies of the Comprehensive Plan.

No other relevant policies were identified.

STAFF RECOMMENDATION:

Approval based on the above list of considerations for the Planning and Development Officer's review.

STAFF COORDINATOR:

Jason Hardin, jason.hardin@raleighnc.gov

This is a city-initiated amendment to the Map AP-1 Area Plans Locations, a section within the 2030 Comprehensive Plan. The proposed amendment would add the plan boundary of the new area plan AP-Falls North to Map AP-1.

This map illustrates the Falls of Neuse area, highlighting several neighborhoods and their surrounding roads. The map is divided into three main sections: Falls North (top), Falls of Neuse (center), and Durant (bottom). The Falls of Neuse section is the largest and is outlined in red. It includes neighborhoods like Old Falls of Neuse, Falls of Neuse, and Durant. The map also shows various roads, including Raven Ridge, Durant, and Falls of Neuse. A scale bar at the bottom right indicates distances up to 0.5 miles.

- Comprehensive Plan Amendment CP-1D-18
February 7, 2018

CONSIDERATIONS FOR THE PLANNING AND DEVELOPMENT OFFICER'S REVIEW AND RECOMMENDATION:

The following list of considerations for the Planning and Development Officer's review and recommendations regarding a proposed Comprehensive Plan amendment are not all-inclusive. Review and recommendations of proposed Comprehensive Plan amendments may consider whether:

1. The proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;

The proposed amendment ensures internal consistency and accuracy between all 2030 Comprehensive Plan maps.

2. The proposed amendment is in response to changes in state law;

n/a

3. The proposed amendment constitutes a substantial benefit to the City as a whole and is not solely for the good or benefit of a particular landowner or owners at a particular point in time;

The amendment followed a broad, inclusive planning process that involved more than 100 participants and that explicitly included considerations of how the plan would benefit both area residents and stakeholders and visitors from beyond the area.

4. The proposed amendment is consistent with other identified Plan policies and adopted area plans;

The proposed amendment is consistent with the following relevant Comprehensive Plan and area plan policies:

Policy IM 4.1 Area Planning Studies

Prepare area-specific planning studies for parts of the City where detailed direction or standards are needed to guide land use, economic development, transportation, urban design, and other future physical planning and public investment decisions. The focus should be on areas or corridors that offer opportunities for revitalization or new residential, commercial, and mixed-use development and redevelopment, areas with challenges or characteristics requiring place-specific planning actions and public interventions, and areas designated "special study area" on the Future Land Use Map.

Policy IM 4.2 Area Study Content and Intent

Ensure that area-specific planning studies take a form appropriate to the needs of the community and reflect citywide needs, as well as economic development policies and priorities, market conditions, implementation requirements, available staffing resources and time, and available funding. Such studies should address such topics as an existing conditions inventory, future land use recommendations, aesthetic and public space improvements, circulation improvements and transportation management, capital improvement requirements and financing strategies, the need for zoning changes or special zoning requirements, and other implementation techniques. If necessary, as a result of the findings of the area-specific plans, Comprehensive Plan amendments to the

plan's text or maps should be introduced to ensure internal consistency for the areas involved.

5. The impact the proposed amendment has with regard to:

- A. Established property or proposed development in the vicinity of the proposed amendment;**
- B. Existing or future land use patterns;**
- C. Existing or planned public services and facilities;**
- D. Existing or planned roadways;**
- E. The natural environment, including air, water, noise, stormwater management, wildlife and vegetation;**
- F. Other policies of the Comprehensive Plan.**

The proposed amendment simply serves to display the plan area in the context of the Comprehensive Plan's overall Area Plan Locations map. The area plan content is contained in a separate area of the Comprehensive Plan and is addressed in separate Plan amendments.

STAFF RECOMMENDATION:

Approval based on the above list of considerations for the Planning and Development Officer's review.

STAFF COORDINATOR:

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